

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE-ANN FLYNN PRESIDING
FEBRUARY 2, 2017
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Porshia Goldwire, Administrative Services Supervisor
Yvette Ketor, Clerk III
Peggy Burks, Clerk III
Tasha Williams, Administrative Aide
Dorian Koloian, Clerk III
Rhonda Hasan, Assistant City Attorney
Jose Abin, Building inspector
Wanda Acquavella, Code Compliance Officer
Frank Arrigoni, Building Inspector
Gustavo Caracas, Code Compliance Officer
Alejandro DelRio, Building Inspector
John Earl, Code Compliance Officer
Adam Feldman, Senior Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Ingrid Gottlieb, Senior Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Ron Kovacs, Code Compliance Officer
Jorge Martinez, Code Compliance Officer
George Oliva, Chief Building Inspector
Paulette Perryman, Code Compliance Officer
Wilson Quintero, Senior Code Compliance Officer
Wilson Quintero Jr., Code Compliance Officer
Mary Rich, Code Compliance Officer
Michael Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
John Suarez, Code Compliance Officer
Lois Turowski, Code Compliance Officer

Respondents and witnesses

CE16090015: Virginia Hornaday, property manager
CE16111185: Mathamise Pierre, pastor's wife
CE16100085: Gilbert Coles, property manager
CE16090019: Robert McMahon, owner's friend
CE16090608: Richard Krigel, owner

CE16030973: Mauricio Gonzalez, general contractor; Jose Pena, employee
CE16082021: Raymond Ray, owner
CE16120490: Goran Dragoslavic, owner
CE16030314: Ryan Johnson, owner
CE16050617: Patrick Boyd, owner
CE16011735: Lydia D'Antonio, owner
CE16060767: Jean Matador, owner
CE16120718: Eugenio Maderal, owner
CE15101358: Charles Falcone, owner
CE16021735: Juan Jimenez, owner; Suzanne Jimenez, owner
CE15060403: Jill Spencer, tenant; Nectaria Chakas, attorney
CE16120697: Kamel Salameh, power of attorney
CE16010877: William Marks, attorney
CE16080386: Jose Santos, agent
CE15102382: Seth Amkrant, attorney
CE16010124: Darnell Mack, agent
CE16010881: Michael Jones, owner
CE16100763: Sheree Edwards, bank attorney; Luz Giardinieri, bank property appraiser
CE16060486: Juan Gonzalez, owner
CE16011013: Valerie Jones, owner; Forrest Moore, owner's son
CE16011347: David Gonzalez, owner's representative
CE16081380: Sean Hummel, attorney
CE16041646: Aaron Alamare, property manager

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE16010877

2000 SW 23 TER
KIRWIN, JAMES JOSEPH

This case was first heard on 11/3/16 to comply by 12/8/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$13,750 fine, which would continue to accrue until the property was in compliance.

Ingrid Gottlieb, Senior Code Compliance Officer, reported the owner was making progress and recommended an extension.

William Marks, attorney, said the original order required the owner to obtain a certificate of compliance and the owner had been trying to do that since September. He requested an extension to April 6.

Officer Gottlieb stated the application had already been submitted and agreed to a 42-day extension.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE16120490

1017 NW 11 CT
SHALOMMAX LLC

Service was via posting at the property on 12/29/16 and at City Hall on 1/19/17.

John Suarez, Code Compliance Officer, testified to the following violation:
18-11(a)

THE POOL WATER HAS BECOME STAGNANT, DIRTY, AND MAY
BECOME A BREEDING GROUND FOR MOSQUITOES. THE PROPERTY
IN THIS CONDITION HAS BECOME A PUBLIC NUISANCE.

Officer Suarez presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$500 per day.

Goran Dragoslavic, owner, said the tenant had been responsible for the pool but had not maintained it. Mr. Dragoslavic had hired a pool maintenance company to drain the pool the following week and maintain it from now on. He said he had already treated the pool water with chlorine.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$500 per day.

Case: CE15102382

2110 N OCEAN BLVD
PALMS 2100 TOWER TWO CONDO ASSN INC.

This case was first heard on 2/18/16 to comply by 3/31/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$550 and the City was requesting the full fine be imposed.

Frank Arrigoni, Building Inspector, requested the full fine be imposed.

Seth Amkrant, attorney, explained that the owner was unaware the final electrical inspection had not been done 10 years ago and this had made it difficult to comply in a timely manner because documentation must be found to reopen the permit. Inspector

Arrigoni stated the owner had been given 90 days before the case was brought to the Special Magistrate and no documents had been required to renew this permit for inspections.

Ms. Flynn Imposed the \$550 fine.

Case: CE16050617

1145 NE 12 AVE
BOYD, PATRICK M

This case was first heard on 11/17/16 to comply by 12/22/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$20,500, and the City was requesting the full fine be imposed.

Patrick Boyd, owner, said he had been working diligently to comply. He stated he had submitted the documentation prior to the deadline and then waited to be contacted regarding payment and the progress of his application. He had left multiple voicemails for a few members of staff but not heard back for some time. Staff had informed him in mid-December that he should pay the fees online, which he had done, and that an inspection would be scheduled. There had been subsequent confusion regarding the inspection and the number of bedrooms in the house.

Ms. Flynn imposed no fine.

Case: CE16060767

1241 NE 3 AVE
MATADOR, JEAN R

This case was first heard on 11/3/16 to comply by 12/15/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property was in compliance.

Ingrid Gottlieb, Senior Code Compliance Officer, reported the owner had put down some ground cover but not covered the entire property.

Jean Matador, owner, said he had spent \$5,000 on the front of the house and he could not afford to put down sod and keep it watered. He requested some time to discuss alternatives with Officer Gottlieb.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE16010881

2300 N OCEAN BLVD

MICHAEL E JONES (IRA) ET AL. % NUVIEW IRA INC.

Service was via posting at the property on 1/12/17 and at City Hall on 1/19/17.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

Officer Gottlieb said the owner just needed inspections. She presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$500 per day.

Michael Jones, owner, said he inspection was scheduled for Saturday.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$500 per day.

Case: CE16090608

837 NW 14 WAY

KRIGEL, RICHARD

Mary Rich, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
LITTER, RUBBISH AND DEBRIS ON THIS PROPERTY/SWALE.

Richard Krigel, owner, said the information he received from the City did not show the photos of the specific violations.

Ms. Flynn referred to photos Officer Rich provided and noted the violations pictured therein.

Officer Rich said she had cited the property on September 12 and the City had cut the grass on September 13 because this was a repeat violation. Mr. Krigel explained ongoing problems with the neighbor dumping trash on his lot and said he had caught him and called Code Enforcement in December.

Officer Rich said this was a recurring problem on the lot and said as of the previous day, the lot was overgrown again.

Ms. Flynn denied the appeal.

Case: CE16120718

1321 NE 14 CT
MADERAL, EUGENIO

Service was via posting at the property on 1/10/17 and at City Hall on 1/19/17.

Will Snyder, Code Compliance Officer, testified to the following violation:
9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR.

Complied:

18-1.

18-12(a)

9-306

9-313(a)

Officer Snyder presented photos of the property and the case file into evidence and said the owner had agreed to comply within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE16060486

2630 SW 5 ST
UCLER, NILUFER FELICIANO GONZALEZ, JUAN E

This case was first heard on 8/18/16 to comply by 9/29/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed.

Wilson Quintero, Senior Code Enforcement Officer, stated administrative costs totaled \$525.

Juan Gonzalez, owner, said he was not aware when he purchased the house that it was still on a septic tank.

Ms. Flynn imposed a fine of \$525 for the days the property was out of compliance.

Case: CE16100763

2501 DEL LAGO DR
2501 DEL LAGO DRIVE LLC

This case was first heard on 12/1/16 to comply by 12/11/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,500 and the City was requesting imposition the full fine.

Lois Turowski, Code Compliance Officer, reported the property was now in compliance and administrative costs totaled \$718.

Sheree Edwards, bank attorney, said the violations related to a prior owner and the bank had taken the property back two days ago through foreclosure. She said the bank had brought the property into compliance before the foreclosure was complete.

Ms. Flynn imposed a \$1,200 fine for the time the property was out of compliance.

Case: CE16021735

1564 SW 28 AVE
JIMENEZ, JUAN & SUZANNE

This case was first heard on 6/2/16 to comply by 7/14/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,850 and the City was requesting the full fine be imposed.

Frank Arrigoni, Building Inspector, requested a reduction of the fine.

Juan Jimenez, owner, requested a fine reduction.

Ms. Flynn imposed a fine of \$525 for the days the property was out of compliance.

Case: CE16090015

250 S GORDON RD
SINGER FAM INVESTMENT TR SINGER, BRIAN TRSTEE

Service was via posting at the property on 1/17/17 and at City Hall on 1/19/17.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

Virginia Hornaday, property manager, said the owners were in the process of complying the violation and requested until the end of the month.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$500 per day.

Case: CE16082021

1004 S RIO VISTA BLVD
RAY, RAYMOND B

Service was via posting at the property on 1/9/17 and at City Hall on 1/19/17.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
LANDSCAPING PERMIT #15062957 (TREE REMOVAL FIDDLE
LEAF FIG FICUS)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within
42 days or a fine of \$50 per day and a 180-day extension from the date the permits
were renewed for FBC (2014) 110.6.

Raymond Ray, owner, said he had been working with a contractor to remove the tree
properly. He stated he had made a \$455 donation to the City's Tree Replacement
Program in November that applied when a tree could not be replaced.

Inspector DelRio confirmed that the permit needed to be renewed and an inspection
was still needed. He stated Karl Lauridsen, the Landscape Inspector needed to
determine whether the tree could be replaced.

Ms. Flynn granted a 42-day extension.

Case: CE16090019

719 NE 4 ST
KING, BORIS & KING, SHIRLEY

Service was via posting at the property on 1/12/17 and at City Hall on 1/19/17.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

Officer Gottlieb presented photos of the property and the case file into evidence and said he had spoken to Robert McMahon, the owner's friend, who agreed to comply within 28 days or a fine of \$500 per day.

Mr. McMahon agreed.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$500 per day.

Case: CE16011735

1170 SW 30 ST
D'ANTONIO, RALPH EST

This case was first heard on 8/4/16 to comply by 11/3/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$325 and the City was requesting the full fine be imposed.

Lois Turowski, Code Compliance Officer, reported the property was in compliance and recommended imposition of the fine, noting that administrative costs exceeded the total fine amount.

Lydia D'Antonio, owner, was present to request a fine reduction.

Ms. Flynn imposed a fine of \$150 for the days the property was out of compliance.

Case: CE15060403

Ordered to re-appear

1800 NW 23 AVE
JPG 1700 LLC

This case was first heard on 12/3/15 to comply by 3/17/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$15,800 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Senior Code Compliance Officer, said the owner was being diligent, but the base of the crane was still visible. He had already contacted management about this.

Nectaria Chakas, attorney, said her client had thought the violation was in compliance and had agreed to remove the remaining crane base.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

Case: CE16120697

1801 NE 13 ST
TRIBECCA DEVELOPMENTS LLC

Service was via posting at the property on 1/10/17 and at City Hall on 1/19/17.

Will Snyder, Code Compliance Officer, testified to the following violations:
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

9-313(a)

HOUSE ADDRESS NUMBERS ARE IMPROPERLY DISPLAYED AND NOT VISIBLE FROM THE STREET.

Complied:

18-12(a)

Officer Snyder presented photos of the property and the case file into evidence.

Kamel Salameh, power of attorney, said they had a permit and had begun work.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE16111185

312 NW 7 ST
FIRST EBENEZER MISSIONARY CHRISTIAN CHURCH INC.

Service was via posting at the property on 1/2/17 and at City Hall on 1/19/17.

Gustavo Caracas, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

Complied:

18-4(c)

Officer Caracas presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Mathamisse Pierre, pastor's wife, said neighbors dumped on the property. She said they had someone to maintain the landscaping and had already begun cleaning up.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE16041646

2613 SEA ISLAND DR
MERVINE, ROBERT D & COLLINS, PATRICIA G

Service was via posting at the property on 1/13/17 and at City Hall on 1/19/17.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$500 per day.

Aaron Alamare, property manager, said they had begun the certification process in May 2016. He explained that in November the house had become a long-term rental. Ms. Flynn explained that the certificate was not needed for long-term rental but Mr. Alamare indicated the owner would probably continue pursuing it.

Officer Gottlieb advised Mr. Alamare to cancel the short-term rental advertising since the house was now a long-term rental.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$500 per day.

Case: CE16011013

3001 NW 17 ST
JONES, ALMA

This case was first heard on 3/17/16 to comply by 3/31/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$29,200 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Senior Code Compliance Officer, said the bus was still on the side of the house.

Forrest Moore, the owner's son, said initially, they had been informed that the bus must be an operable vehicle. He had made the vehicle operable and moved it so it was no longer visible from the street. He said he was in the process of insuring the bus. Officer

Quintero stated the bus was prohibited on a residential property. He recommended imposition of the fine.

Ms. Flynn imposed the \$29,200 fine, which would continue to accrue until the violations were corrected.

Case: CE16011347

6520 NW 9 AVE

6520 POWERLINE WAREHOUSE LLC

Service was via posting at the property on 1/9/17 and at City Hall on 1/19/17.

John Earle, Building Inspector, testified to the following violations:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH AND DEBRIS ON THIS PROPERTY/SWALE.

47-20.20.H.

THE PARKING AREA IS NOT BEING MAINTAINED. THERE
ARE MISSING/BROKEN WHEEL STOPS, POTHOLES AND FADED
STRIPING IN PARKING AREA.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THERE IS MISSING/CHIPPING
PAINT/STUCCO, STAINED/DISCOLORED AND GRAFFITI IN
AREAS ON EXTERIOR BUILDING WALLS.

Inspector Earle presented photos of the property and the case file into evidence and said the property manager had agreed to comply in 60 days.

David Gonzalez, the owner's representative, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE16030973

911 SW 15 TER

BET-TER HOLDINGS LLC

This case was first heard on 6/16/16 to comply by 9/15/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,450 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, said permit applications were in process.

Jose Pena, employee, explained they had experienced delays with tenant evictions.

Mauricio Gonzalez, general contractor, requested 60 days.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE16100085

429 NW 15 AVE
ESMY FORREST JOHNSON REV TR
COLE, GILBERT TRSTEE ET AL.

Service was via posting at the property on 1/11/17 and at City Hall on 1/19/17.

Shelly Hullett, Code Compliance Officer, testified to the following violation:
9-306

THE EXTERIOR WALLS AND STRUCTURAL PARTS INCLUDING
FASCIA, SOFFITS OF THIS STRUCTURE HAVE NOT BEEN
MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. THE
PAINT IS DIRTY, STAINED, LOOSE, PEELING OR
MISSING.

Complied:
9-280(h)(1)

Officer Hullett presented photos of the property and the case file into evidence and said the repairs were in process. She recommended ordering compliance within 14 days or a fine of \$50 per day.

Gilbert Coles, property manager, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE16010124

Ordered to re-appear

2230 NW 22 ST
AGAPE WORSHIP CENTER INC.

This case was first heard on 5/19/16 to comply by 11/17/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$7,600 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Senior Code Compliance Officer, said all permit applications had failed. He stated all of the construction equipment must be removed from the property.

Darnell Mack, agent, said the City had just approved early site development. Officer Quintero said there was nothing in the record that anything was approved.

Mr. Mack explained that he had received a call a few minutes ago from a City employee informing him that something was approved.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE16030314
1043 WYOMING AVE
JOHNSON, RYAN KEITH

This case was first heard on 9/15/16 to comply by 12/1/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,300 fine, which would continue to accrue until the property was in compliance.

Deanglis Gibson, Code Compliance Officer, said the owner was working diligently to comply.

Ryan Johnson, owner, requested two to three weeks.

Ms. Flynn granted a 21-day extension, during which time no fines would accrue.

Case: CE15010096
3641 RIVERLAND RD
ABRGEL, ELI

Service was via posting at the property on 1/9/17 and at City Hall on 1/19/17.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:

BUILDING PERMIT #12032287

BUILDING PERMIT #12032286

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Abin recommended ordering compliance with FBC(2010) 105.11.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC(2010) 110.9 after issuance of the permit.

Ms. Flynn found in favor of the City and ordered compliance with FBC(2010) 105.11.2.1 within 42 days or a fine of \$50 per day and a 180-day extension for FBC(2010) 110.9 after issuance of the permit.

Case: CE16081380

2519 BARCELONA DR
BOWDEN, DARREN P & CASTILLO, MYRIAM
% NYSTAR LTD

Service was via posting at the property on 1/13/17 and at City Hall on 1/19/17.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

Officer Gottlieb presented photos of the property and the case file into evidence and said the owner's attorney had agreed to comply within 42 days or a fine of \$500 per day.

Sean Hummel, attorney, agreed, but requested a lower fine.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$500 per day.

Case: CE16081780

4800 N FEDERAL HWY
BOARD OF TRUSTEES CITY FT LAUD GENERAL EMPLOYEES RETIREMENT SYS

Service was via posting at the property on 1/11/17 and at City Hall on 1/19/17.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM,
THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

Case: CE16081797

1440 NW 22 ST

CUMMINGS, PHILLIP BRUCE

Service was via posting at the property on 1/11/17 and at City Hall on 1/19/17.

George Oliva, Chief Building Inspector, testified to the following violation:
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM,
THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 180 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

Case: CE16060846

1336 NE 3 AVE

BEAUTELUS, JOSEPH

Service was via posting at the property on 1/10/17 and at City Hall on 1/19/17.

Ron Kovacs, Code Compliance Officer, testified to the following violations:
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT
MAINTAINED.

9-305(b)

LANDSCAPING NOT MAINTAINED. THERE IS MISSING
AND/OR BARE AREAS OF LAWN COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

Complied:

9-280(h)(1)

9-304(b)

Officer Kovacs presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE16101057

1646 NE 12 TER

GRACE COMMUNITY DEVELOPMENT CORPORATION OF FLORIDA INC.

Service was via posting at the property on 1/10/17 and at City Hall on 1/19/17.

Ron Kovacs, Code Compliance Officer, testified to the following violations:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

47-19.5.E.7.

THE FENCE/WALL ON THIS PROPERTY IS IN DISREPAIR.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

Officer Kovacs presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE16101378

Stipulated Agreement

827 SW 15 AVE
JORGELINA RODRIGUEZ REV LIV TR
RODRIGUEZ, JORGELINA TRSTEE

Service was via posting at the property on 1/4/17 and at City Hall on 1/19/17.

Violations:

47-19.4.D.1.

THERE IS A DUMPSTER ON THE LAWN AT THIS PROPERTY
AND WITHOUT THE REQUIRE ON-SITE ENCLOSURE.

9-305(b)

LANDSCAPE NOT MAINTAINED. THERE IS MISSING AND/OR
BARE AREAS OF LAWN COVER.

The City had a stipulated agreement with the owner to comply 47-19.4.D.1. within 56 days or a fine of \$100 per day, and 9-305(b) within 56 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance with 47-19.4.D.1. within 56 days or a fine of \$100 per day, and with 9-305(b) within 56 days or a fine of \$50 per day.

Case: CE16110729

Stipulated Agreement

1709 DAVIE BLVD
VACA, MARIA ELENA

Service was via posting at the property on 1/4/17 and at City Hall on 1/19/17.

Violation:

47-19.1 C.

MULTIPLE VEHICLES PARKED ON THIS VACANT LOT,
INCLUDING BUT NOT LIMITED TO:
BOATS, TRAILERS, SHIPPING CONTAINER.

The City had a stipulated agreement with the owner to comply within 28 days or a fine of \$250 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 28 days or a fine of \$250 per day.

Case: CE15120441

40 S COMPASS DR

SHICK, KENDRA A SHICK, KENNETH R III

Service was via posting at the property on 1/12/17 and at City Hall on 1/19/17.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE
SECTION 116.2.1.3.1.:

BUILDING PERMIT 14030617 (BRICK PAVERS ON AND OFF
SITE-RENEWED 1/19/16 CLOSED 2/3/16

PLUMBING PERMIT #14041180 (INSTALL 500 LP U/G TANK
& GAS LINES)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50
per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of
\$50 per day.

Case: CE16050010

2900 NE 30 ST # J-2

PRICE, NANCY

Service was via posting at the property on 1/12/17 and at City Hall on 1/19/17.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

MECHANICAL PERMIT #03041917 (APT 2J REPL 1.5
TON A/C)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16081926

1825 SW 30 ST

FEDERAL HOME LOAN MORTGAGE CORP % J

Service was via posting at the property on 1/9/17 and at City Hall on 1/19/17.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING PLUMBING PERMIT IS EXPIRED.
09051618 (ABANDON SEPTIC TANK CONNECT TO SEWER)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16061821

2156 NE 67 ST

IMPERIAL POINT COLONNADES CONDO

Service was via posting at the property on 1/12/17 and at City Hall on 1/19/17.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS ARE EXPIRED.
BUILDING- 00071756 (STAIR RAILINGS PVC 48LF CONDO
OFFICES)
PLUMBING- 03040616 (REPLACE COLLAPSING CATCH
BASINS (6)
PLUMBING- 03042008 (STORM PIPG&REPAIR-RPLC
COLLAPSG 6CATCH BASINS)
PLUMBING- 03050722 (REPLACE 6 CATCH BASINS & STORM

PIPING)
BUILDING- 03052677 (ASPHALT PAVING OVERLAY ON
ROADS AND PARKING)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16070820
2110 INTRACOASTAL DR
RUBINSTEIN, GARY

Service was via posting at the property on 1/12/17 and at City Hall on 1/19/17.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15120152 (RE-ROOF FLAT)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16090726
1107 NW 15 ST
PLANCHER, ANDRE N

Service was via posting at the property on 1/12/17 and at City Hall on 1/19/17.

Frank Arrigoni, Building Inspector, testified to the following violations:
9-240.

THE REQUIRED C.O. HAS NOT BEEN ISSUED.

FBC(2014) 105.3.2.1

THE FOLLOWING BUILDING PERMIT IS EXPIRED.
03010194 (ENCL CARPORT/ADD BTH AND 2RMS & DRIVEWY)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16110536

737 N ANDREWS AVE
EMANTO HOLDINGS CORP

Service was via posting at the property on 1/12/17 and at City Hall on 1/19/17.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS ARE EXPIRED
12012006 (ATF BLDG B INTERIOR DEMO)
12032309 (LANDSCAPE FOR CODE COMPLIANCE RETRO VUA)
12032310 (REMOVE 3 TREES IN CONFLICT WITH POWERLINES)
14102099 (REPAIR STORAGE BUILDING RENOVATION AND REPLACE)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16110624

1508 NE 15 AVE
VESTA PROPERTIES & INVESTMENTS LLC

Service was via posting at the property on 1/13/17 and at City Hall on 1/19/17.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT IS EXPIRED
12061733 (KITCHEN AND BATH REMODEL)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16090460

2900 NE 52 ST

BERNDT, MARK DONALD & BERNDT, PAULETTE KAY

Service was via posting at the property on 1/13/17 and at City Hall on 1/19/17.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$500 per day.

Case: CE16071504

5031 NE 15 AVE

BAMMAN, FRED C III

Wanda Acquavella, Code Compliance Officer, testified to the following violation:
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Officer Acquavella said bulk trash had been found on the swale on 7/22/16 and on 7/22 it remained. The City had later removed it. Officer Acquavella presented a letter from the owner to Ms. Flynn stating he had not seen the trash, he did not believe his tenants had done it and he did not want to be fined for it.

Ms. Flynn denied the appeal.

Case: CE16061126

1544 NW 9 AVE

KDE OF FL 1 LLC

This case was first heard on 10/20/16 to comply by 12/1/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, recommended the fine be voided because no work was ever done.

Ms. Flynn imposed no fine.

Case: CE15091831
1251 E SUNRISE BLVD
ROSHNI INVESTMENTS INC.

This case was first heard on 2/4/16 to comply by 3/17/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$32,100 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$32,100 fine, which would continue to accrue until the violations were corrected.

Case: CE16050455
1035 NW 1 AVE
ALLIED HOME MORTGAGE CORP

This case was first heard on 11/3/16 to comply by 12/8/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,250 fine, which would continue to accrue until the violations were corrected.

Case: CE16020551
3316 NE 38 ST
COHEN, LAWRENCE E & BARBARA F

This case was first heard on 5/19/16 to comply by 5/29/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$124,000 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$124,000 fine, which would continue to accrue until the violations were corrected.

Case: CE16080866

2336 NW 15 ST
WALDEN, JESSIE EST

This case was first heard on 12/1/16 to comply by 12/29/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,250 fine, which would continue to accrue until the violations were corrected.

Case: CE16030606

3316 NE 18 ST
WILLIAMS, GERARD S & JULIE C

This was a request to vacate the Orders dated 6/16/16 and 8/18/16.

Ms. Flynn vacated the Orders dated 6/16/16 and 8/18/16.

Case: CE16061050

1800 SE 24 AVE
FISETTE, GARY A EST

This case was first heard on 8/18/16 to comply by 8/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$15,700 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$15,700 fine, which would continue to accrue until the violations were corrected.

Case: CE16111026

1800 SE 24 AVE
FISETTE, GARY A EST

This case was first heard on 12/15/16 to comply by 12/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,800 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,800 fine, which would continue to accrue until the violations were corrected.

Case: CE15121037

2457 NE 27 TER

2457 NE 27TH LAND TR SDTR LLC TRSTEE

This case was first heard on 11/17/16 to comply by 12/15/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$23,000 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$23,000 fine, which would continue to accrue until the violations were corrected.

Case: CE16062094

700 NW 57 CT

NEW RIVER GROLL HOLDING LLC

This case was first heard on 9/15/16 to comply by 10/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,850 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,850 fine, which would continue to accrue until the violations were corrected.

Case: CE15090679

1613 NW 11 PL

ANGUS, ANTHONY & ANGUS, CHERYL

This case was first heard on 3/3/16 to comply by 4/14/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$650 and the City was requesting the full fine be imposed.

Frank Arrigoni, Building Inspector, requested a fine reduction to \$250.

Ms. Flynn imposed a fine of \$250 for the days the property was out of compliance.

Case: CE16010585

650 TENNIS CLUB DR # 110

TOLSON, JOHN & TOLSON, LORI

This case was first heard on 4/21/16 to comply by 7/21/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,550 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,550 fine, which would continue to accrue until the violations were corrected.

Case: CE16021712
650 TENNIS CLUB DR # 109
US QUALITY HOMES LLC

This case was first heard on 7/28/16 to comply by 9/8/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,650 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$2,650 fine.

Case: CE16051384
239 S FTL BEACH BLVD
237 S FT LAUDERDALE BEACH LLC

This case was first heard on 9/15/16 to comply by 10/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,850 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,850 fine, which would continue to accrue until the violations were corrected.

Case: CE16040639 Ordered to re-appear
1719 SE 11 ST
HARRINGTON, MARIE H

This case was first heard on 11/3/16 to comply by 2/2/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Frank Arrigoni, Building Inspector, reported the violation still existed.

Ms. Flynn took no action.

Case: CE16101413 Ordered to re-appear
801 W SUNRISE BLVD
SIMON'S PROPERTY SUNRISE LLC

This case was first heard on 12/1/16 to comply by 12/31/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permits had been issued and recommended a 77-day extension with an order to reappear.

Ms. Flynn granted a 77-day extension, during which time no fines would accrue, and ordered the respondent reappear at that hearing.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16111243	CE16120220	CE16081349	CE16101103
CE16110718	CE16060611	CE16100094	CE16082136
CE16071203	CE16101481	CE16080028	CE16121285
CE16081262			

Cases Rescheduled

The below listed cases were rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16120168

Cases Closed

The below listed cases were closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16021720	CE16091363	CE16041315	CE16080386
CE16080176	CE16040608	CE16082106	CE16082123
CE16090730	CE16110527	CE16110548	CE15101358

Cases With No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16091088 CE16051954

There being no further business, the hearing was adjourned at 10:35 A.M.


Special Magistrate

ATTEST

CLERK, SPECIAL MAGISTRATE